

CITY OF WAVELAND
PLANNING & ZONING COMMISSION
MINUTES
JUNE 21ST, 2021 6:00 PM

1. Call to Order / Roll Call.

Chairman Meggett called the meeting to order at 6:07 p.m.
Commissioners Harris and Frater were present. Commissioner's Adams and Watson were not present.
A quorum was present with Chairman Meggett voting on each recommendation.

2. Approval of the Minutes for the May 17th, 2021.

Commissioner Harris made a motion, seconded by Commissioner Frater, to approved the minutes as presented.

3. TCR Enterprises, LLC, Timothy Rush, member and property owner, for the proposed Parcel "B" (see survey showing Parcel's "A" and "B") is requesting a variance from Sections 701.1 of the current Zoning Ordinance which requires a minimum lot size of twelve-thousand square feet for an R-1 Single Family Zoning District. The applicant is requesting a variance of seven-hundred and fifteen (715) square feet.

TCR Enterprises, LLC, Timothy Rush, member and property owner, for the proposed Parcel's "A" & "B" (see survey showing Parcel's "A" and "B") is requesting a variance from Sections 702.2 of the current Zoning Ordinance which requires a minimum lot width of one-hundred (100) feet for an R-1 Single Family Zoning District. For Parcel "A" the applicant is requesting a variance of twenty-four (24) feet (rounded up). For Parcel "B" the applicant is requesting a variance of fifty (50) feet to allow resulting in fifty (50) feet. (Note, the frontage along Sandy Street is one-hundred and sixty-five (165) feet).

The Applicant made a presentation on the requested variances and the reasons for the variance. The Chairman asked if anyone present would like to speak for or against the requested. Sandy Sullberger, 448 Sandy Street, asked questions about the application. After the questions she stated that she had no objection to the requested variances.

The Commissioners asked questions of the applicant. The applicant answered the questions and provided the background on the purchase of some lots to add to what TCR already owned and propose the to creation of two parcels. (Please see exhibits of survey showing the variances being requested and the exhibit showing the proposed house.

Chairman Meggett made a motion, seconded by Commissioner Frater, to recommend approval of the requested variances with following conditions; 1) Parcel "B" would only need a frontage variance if necessary due to having 165+ feet of frontage on Sandy Street. Which the applicant indicated that the driveway for this parcel was planned for Sandy Street. 2) Only if determined that the applicant has to has to have written and notarized permission forms from any of the neighbors,'

Commissioners Harris, Frater and Chairman Meggett vote in favor of the motion and that the Commission finds the criteria for a variance as stated in Section 906.1 of the current Zoning Ordinance. Chairman Meggett stated that the motion was approved.

4. Elizabeth Stahler and Kevin Breaux, owners of the property commonly known as 509 St. Anthony Street and adjacent parcel 161D-0-02-089.000 (Lots 3 and 4, Block 2, Audrey Place Subdivision) with common Frontage on St Anthony Street, have made application for a Conditional Use for an Accessory Structure, per Sections 601.2(F), Section 302.16 and Section 906.3 of the current Zoning Ordinance. The applicants are requesting a Conditional Use for an Accessory Structure of fifteen-hundred (1,500) square feet for the purposes of storage for 2 cars, a golf cart and general storage. (Please see application, letter, location exhibit and information on the building).

Chairman Meggett asked that the applicant come forward to present their request. Kevin Breaux, owner of the property came forward and explained the request. Commissioners asked questions of the applicant and held discussion regarding the two parcels that make up their property. The Commission asked if the applicant would combine the two parcels into one. The applicant stated that they were waiting on a document but had always planned to join the two parcels together.

Commissioner Frater made a motion, seconded by Commissioner Harris to recommend approval of the Conditional Use for an Accessory Structure of fifteen-hundred (1,500) square feet with the following condition; that the applicant combined the parcels into one parcel #. The Commission also finds that the criteria for a Conditional Use, as stated in Section 906.3 of the current Zoning Ordinance has been met.

Commissioner Harris, Frater and Chairman Meggett voted in favor of the motion. Chairman Meggett stated that the motion was approved.

5. Any requests to address the Commission.
No one came forward.
6. Reports from Chair, Commissioners and Staff. Chairman Meggett reported on the action of the Mayor and Board of Alderman for the cases that were heard in May. Commissioner Frater asked about possibly adding in the use of other planted bushes or trees in lieu of replacing a Protected Live Oak or Magnolia. The Commission and staff indicated that this would broaden the scope and be outside the realm of the Protected Trees current in force.
7. Set the date for the next regularly scheduled monthly meeting, July 19th, 2021 at 6PM.
All Commissioners voted in favor of the motion to approve the next meeting date as stated.
8. Adjourn.
All Commissioners voted in favor of the motion to adjourn. The meeting adjourned at 6:58 P.M.